

0690/02/02/AP/MF
09th September 2026

Re: Tender Documents for Extension and Renovation works at The Nest, Quay Street, Sligo, F91 K79P

To Whom It May Concern,

Please now find the following Tender Documents and Works Requirements in soft copy and PDF format in relation to the above project/tender.

This document is intended as a summary only, the ITT and schedule should be reviewed fully prior to making your tender submission and these documents will take precedence over this summary document.

The Tender return and query dates and arrangements are all outlined in the ITT

A mandatory site visit will take place at The Nest, Quay Street, Sligo on Friday, 18 September 2026 at 10:00am. All tenderers are required to attend the site visit prior to submission of their tender to familiarise themselves with the existing premises and the nature and extent of the proposed works.

All queries shall be issued in accordance with the Instructions to Tenderers.

Tender Instructions

Please note that the Conditions of Contract applicable are those contained in the Public Works Short Form of Contract – PW-CF6 v1.14, dated 19 July 2023, published by the Office of Government Procurement, Department of Public Expenditure, NDP Delivery and Reform. This is a fixed-price contract.

Contract Documents enclosed include the following:

SAQ: Suitability Assessment Questionnaire:

QW1: Information for Tenderers, Project Particulars

QW2: Applicant Details and Declaration

Appendix A: Applicant Self Declaration

Appendices as required by QW1

Volume A: Works Requirements

Volume A1 – Specification - Description of Works and Contract Requirements

Volume A2 – Specification - Materials, Workmanship and Methods of Construction

Volume A3 – Building and Structure Drawings as outlined in the Works Requirements

Volume A4 – Mechanical and Electrical Performance Specifications

Volume B: Form of Tender and Schedule

Form of Tender

Volume C: Pricing Documents

Pricing Document



CONTRACTOR MUST SUBMIT A DETAILED 'PRICING DOCUMENT' WHICH INCLUDES A COSTED BREAKDOWN OF ALL ELEMENTS OF WORKS, WHICH WILL FORM PART OF THE CONTRACT DOCUMENTS.

NB: AS PER THE SAQ, TENDERERS MUST SATISFY THE ECONOMIC AND FINANCIAL STANDING REQUIREMENTS SPECIFIED FOR THIS CONTRACT, INCLUDING THE MINIMUM TURNOVER REQUIREMENT, WHERE APPLICABLE.

NB: THE MECHANICAL & ELECTRICAL (M&E) DOCUMENTATION INCLUDED WITHIN THE TENDER PACKAGE IS PROVIDED AS A **PERFORMANCE SPECIFICATION ONLY** AND IS INTENDED TO DEFINE THE REQUIRED PERFORMANCE, STANDARDS AND FUNCTIONAL REQUIREMENTS OF THE M&E INSTALLATIONS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE **DETAILED DESIGN, COORDINATION, SUPPLY, INSTALLATION, TESTING, COMMISSIONING AND CERTIFICATION** OF ALL M&E SYSTEMS, INCLUDING COMPLIANCE WITH ALL APPLICABLE BUILDING REGULATIONS, STATUTORY REQUIREMENTS, RELEVANT STANDARDS AND MANUFACTURER REQUIREMENTS. THE CONTRACTOR SHALL ALLOW FOR ALL SPECIALIST DESIGN INPUT, CALCULATIONS, DRAWINGS, SUBMISSIONS AND CERTIFICATION NECESSARY TO PROVIDE COMPLETE AND FULLY OPERATIONAL INSTALLATIONS.

The following documents are also enclosed but are not included in the Contract:

- Instructions to Tenderers
- Preliminary Health & Safety Plan
- AFI Form
- Template Contractor Submittals
- Planning Conditions
- Site Topo. Survey
- Relevant Codes of Practices and Standards

This Cover letter will also form part of the Contract Documents and should be read in conjunction with the ITT and other contract documents noted above.

Prior to commencement, the appointed contractor must prepare a detailed programme of works which outlines the sequence in which they propose to carry out the works.

The appointed contractor will also be required to act as the PSCS for the project. MFA Consulting Engineers Ltd. will act as the PSDP for these works. A Preliminary Safety and Health Plan is enclosed in the Information Pack. A construction stage Safety and Health Plan will be required during the construction stage.

Tender submissions are Via E-Tender Portal as per the instructions to tender.

The details of the proposed works to be carried out are outlined on Volume A of this tender and on the drawings and Pricing document.

Notwithstanding the contents of this specification and associated drawings, the Contractor shall be fully responsible for the complete construction of the works to ensure that they can be tested and handed and that the general design intent is realised. The Contractor shall include in the tender for all necessary items not specifically mentioned or indicated, to achieve this objective.

The Contractor must accept the site as he finds it although for his assistance and guidance, tender documents and drawings have been provided to aid the Contractor with setting out the works and in submitting this tender.

It is the intending Contractors desire to fully satisfy themselves as to the information set out in the sections in regard to the materials which are likely to be encountered, they shall before



tendering, by separate arrangement with the Client, and at their own expense, to carry out site measurements as may be necessary to satisfy themselves fully as to the nature of the works which are likely to be encountered.

Despite the availability of the above-mentioned documents and drawings, the Contractor shall nevertheless be deemed to have visited the site as per the above arrangements and to have obtained all necessary information additional on that provided as to risks, contingencies and any other circumstances likely to affect his tender.

The Contractor shall be deemed to have examined the Tender Documents and drawings and to have satisfied himself as to the full extent and nature of the work, the manner in which it must be carried out.

Should the Contractor have any queries regarding the intent and meaning of the Contract, the Tender Documents or the drawings, he shall, before submission of his Tender obtain clarification in writing from the Employer Representative as per the ITT.

No allowance will be made for failure on the part of the Contractor to fully acquaint himself of the nature of the site and to inform himself on all environmental matters subject always to the natural rights of any Contractor to make a valid claim in the event of unforeseen physical obstacles being encountered of such a nature as to interfere with the expeditious progress of the work.

Should you have any queries please contact the undersigned.

Yours sincerely,

Mark Forbes BE CEng MIEI,
Director

For and on behalf of MFA Consulting Engineers